

# ASH BROOK ADDITION - PHASE VI

S.E. 1/4 SEC. 20 & N.E. 1/4 SEC. 29, T 8 S, R 4 W, W.M.  
CITY OF INDEPENDENCE, POLK COUNTY, OREGON

LEGEND:

- Initial Corner: Found a 5/8 inch iron rod with plastic cap stamped "Barker PLS 636" at the Southeast corner of Lot 11, Block 19, ASH BROOK ADDITION - PHASE V.
- Monuments found as noted.
  - Set 5/8 inch by 30 inch iron rod with yellow plastic cap stamped "Barker PLS 636".
  - Ø 5/8 inch by 30 inch rod with yellow plastic cap stamped "Barker PLS 636" to be post monumented. Monuments set \_\_\_\_\_.
  - 5/8 inch by 30 inch rod with a 2 inch aluminum cap stamped "Barker PLS 636" to be post monumented and set flush with pavement. Monuments set \_\_\_\_\_.

( ) = Bearing and Distance of Record.

I.P. = Iron pipe  
I.R. = Iron rod  
Sq. Ft. = Square feet  
C.S. = County Survey  
V. = Volume  
P. = Page  
B.O.T.P. = Book of Town Plats  
St.S. = Storm drain  
S.S. = Sanitary sewer  
P.U.E. = Public utilities easement  
B.O.R. = Book of Records  
L.C. = Long chord  
W.Y.P.C. = with yellow plastic cap

CURVE TABLE

No.	Radius	Delta	Length	Chord Bearing &	Distance
1	205.00'	18°29'09"	66.14'	S 9°18'04" E	65.86'
2	205.00'	7°33'20"	27.03'	S 22°19'19" E	27.01'
3	205.00'	8°04'54"	28.91'	S 30°08'26" E	28.89'
4	205.00'	0°52'37"	3.14'	S 34°37'11" E	3.14'
5	30.00'	53°07'48"	27.82'	S 61°37'24" E	26.83'
6	45.00'	27°39'21"	21.72'	S 74°21'38" E	21.51'
7	45.00'	55°12'52"	43.37'	S 32°55'31" E	41.71'
8	45.00'	45°46'15"	35.95'	S 17°34'02" W	35.00'
9	45.00'	32°24'28"	25.45'	S 56°39'24" W	25.11'
10	45.00'	42°30'00"	33.38'	S 85°53'22" E	32.62'
11	45.00'	12°51'29"	10.10'	S 58°12'38" E	10.08'
12	45.00'	16°43'23"	13.13'	S 43°25'11" E	13.09'
13	265.00'	6°55'23"	32.02'	S 31°35'48" E	32.00'
14	265.00'	15°10'45"	70.21'	S 20°32'45" E	70.00'
15	265.00'	12°53'53"	59.66'	S 6°30'26" E	59.53'
16	40.00'	85°32'56"	59.72'	S 42°42'58" W	54.33'
17	30.00'	15°26'48"	8.09'	S 7°46'54" E	8.06'
18	30.00'	27°23'13"	14.34'	S 29°11'54" E	14.20'
19	45.00'	75°49'39"	59.55'	S 4°58'41" E	55.30'
20	45.00'	32°15'19"	25.33'	S 49°03'48" W	25.00'
21	45.00'	49°44'44"	39.07'	S 89°56'11" E	37.85'
22	45.00'	32°15'19"	25.33'	S 48°56'10" E	25.00'
23	45.00'	75°35'00"	59.36'	S 4°59'00" W	55.15'
24	30.00'	27°23'14"	14.34'	S 29°04'53" W	14.20'
25	30.00'	15°26'46"	8.09'	S 7°39'53" W	8.06'
26	100.00'	17°23'20"	30.35'	S 8°38'10" W	30.23'
27	100.00'	6°07'04"	10.68'	S 20°23'22" W	10.67'
28	100.00'	14°21'41"	25.07'	S 30°37'45" W	25.00'
29	100.00'	14°51'24"	25.93'	S 45°14'17" W	25.86'
30	100.00'	16°41'43"	29.14'	S 61°00'51" W	29.04'
31	100.00'	16°07'44"	28.15'	S 77°25'34" W	28.06'

A	235.00'	35°00'00"	143.55'	S 17°33'30" E	141.33'
B	70.00'	85°32'56"	104.52'	S 42°42'58" W	95.08'

**NARRATIVE:**

Basis of bearing is on the East line of this survey as per C.S. 3983 and the plat of ASH BROOK ADDITION - PHASE V.

The purpose of this subdivision is to survey and monument ASH BROOK ADDITION - PHASE VI as approved by the City of Independence Planning Commission.

The East boundary was controlled by the found monument at the Southeast corner of Lot 11, Block 19, ASH BROOK ADDITION - PHASE V and the 1 inch iron pipe at the Southwest corner of the A.E. Thorp Donation Land Claim.

The South boundary line was controlled by Book of Record 168, Page 145, Deed Records.

The West boundary line was held as determined in C.S. 3983.

The North boundary line was controlled by the plats of ASH BROOK ADDITION - PHASE III, and ASH BROOK ADDITION - PHASE V.

Reference surveys: C.S. 2814; C.S. 3983; C.S. 11545; C.S. 12688  
Plats: Ash Brook - Addition Phase III; Ash Brook - Addition Phase V  
Equipment used: Topcon GTS 3-B Electronic Total Station

SHEET 1 OF 3

11-0002

# ASH BROOK ADDITION - PHASE VI

S.E. 1/4 SEC. 20 & N.E. 1/4 SEC. 29, T 8 S, R 4 W, W.M.  
CITY OF INDEPENDENCE, POLK COUNTY, OREGON

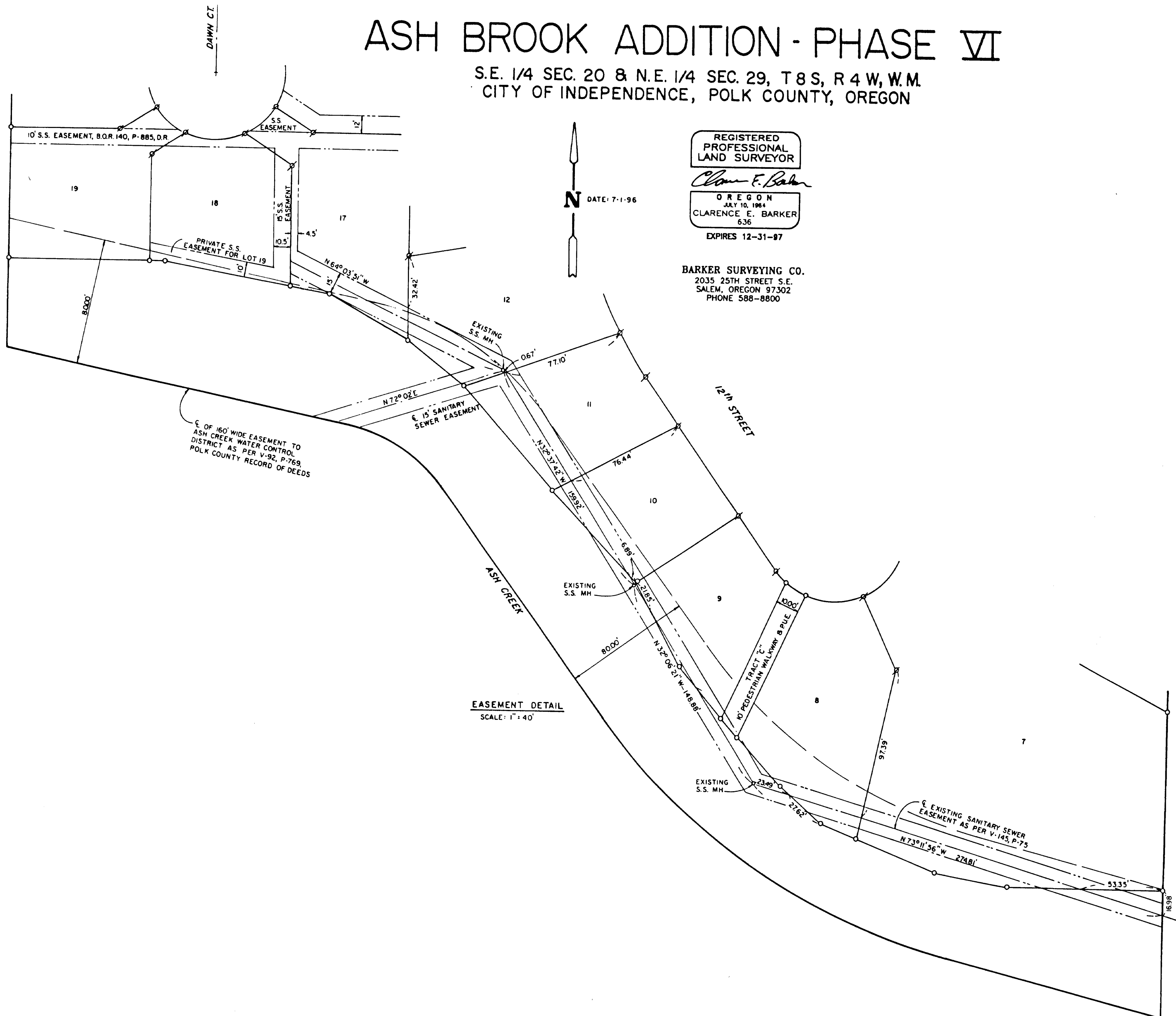
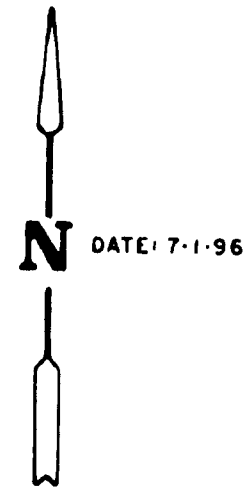
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Clarence E. Barker*

OREGON  
JULY 10, 1964  
CLARENCE E. BARKER  
636

EXPIRES 12-31-87

BARKER SURVEYING CO.  
2035 25TH STREET S.E.  
SALEM, OREGON 97302  
PHONE 588-8800



EASEMENT DETAIL  
SCALE: 1" = 40'

11-0002

S. N.

## ASH BROOK ADDITION - PHASE VI

S.E. 1/4 SEC. 20 & N.E. 1/4 SEC. 29, T 8 S, R 4 W, W.M.  
CITY OF INDEPENDENCE, POLK COUNTY, OREGON

## SURVEYOR'S CERTIFICATE:

I, Clarence E. Barker, hereby certify, depose and say that I have surveyed and marked with proper monuments the land hereon shown as ASH BROOK ADDITION - PHASE VI, situated in the Southeast Quarter of Section 20 and the Northeast Quarter of Section 29, Township 8 South, Range 4 West of the Willamette Meridian, City of Independence, Polk County, Oregon, and more particularly described as follows:

Beginning at the Initial Corner of this subdivision which is a 5/8 inch by 30 inch iron rod with yellow plastic cap stamped "Barker PLS 636" at the Southeast corner of Lot 11, Block 19, ASH BROOK ADDITION - PHASE V as recorded in Volume 8, Page 39, Book of Town Plats for Polk County, Oregon which bears North 13°44'06" West 1483.95 feet from the Southeast corner of the Joseph Carmack Donation Land Claim No. 66 in Township 8 South, Range 4 West of the Willamette Meridian in Polk County, Oregon; thence South 00°11'35" East along the East line of said Carmack Claim, a distance of 408.05 feet to a 1 inch iron pipe marking the Southwest corner of the A.E. Thorp Donation Land Claim; thence South 00°11'35" East 148.80 feet to a point on the northerly line of that land dedicated to the City of Independence for park purposes as described in Book of Records 168, Page 145, Deed Records; thence along said northerly line the following courses and distances; North 75°30'00" West 143.36 feet; thence northwesterly on the arc of a 400.00 foot radius curve to the right (the chord of which bears North 55°52'30" West 268.69 feet) a distance of 274.02 feet; thence North 36°15'00" West 178.99 feet; thence northwesterly on the arc of a 100.00 foot radius curve to the left (the chord of which bears North 57°15'00" West 71.67 feet) a distance of 73.30 feet; thence North 78°15'00" West 224.73 feet to the Northwest corner of said City of Independence tract; thence North 00°08'45" West along the West line of that tract of land described in Book of Records 238, Page 684, Deed Records a distance of 506.63 feet to the most southerly Southeast corner of Lot 2, Block 12, ASH BROOK ADDITION - PHASE III as recorded in Volume 7, Page 47, Book of Town Plats; thence North 00°09'45" West 12.36 feet to an angle point in the South boundary of said Lot 2; thence North 89°56'30" East along the South line of said Block 12, a distance of 216.34 feet to the Northwest corner of Lot 1, Block 17, of said ASH BROOK ADDITION - PHASE V; thence South 00°03'30" East 94.24 feet to the Southwest corner of said Lot 1; thence South 4°30'34" East along the westerly boundary of said subdivision a distance of 60.00 feet to an angle point therein; thence North 85°29'26" East along said boundary line a distance of 35.25 feet to the Northwest corner of Lot 1, Block 18, of said subdivision; thence South 00°03'30" East along the westerly boundary line of said Block 18, a distance of 220.09 feet to the Southwest corner of Lot 3 of said Block 18; thence North 85°26'32" East 105.32 feet to the Southeast corner of said Lot 3; thence South 00°03'30" East along the westerly line of 12th Street, a distance of 15.26 feet to a point marking the most southerly Southwest boundary corner of said ASH BROOK ADDITION - PHASE V; thence North 89°56'30" East along the most southerly boundary line of said subdivision, a distance of 385.28 feet to the point of beginning and containing 8.0155 acres of land, more or less.

As per O.R.S. 92.070 (2), the post monumentation of the interior monuments within this subdivision will be accomplished within 90 calendar days following completion of the paving improvements or one year following the original plat recordation, whichever occurs first in accordance with O.R.S. 92.060.

Clarence E. Barker 7-9-96  
Registered Land Surveyor No. 636

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Clarence E. Barker  
OREGON  
JULY 10, 1964  
CLARENCE E. BARKER  
636  
EXPIRES 12-31-97

BARKER SURVEYING CO.  
2035 25TH STREET S.E.  
SALEM, OREGON 97302  
PHONE 588-8800

## INTERIOR CORNER MONUMENTATION:

In accordance with O.R.S. 92.070, the interior corners of this subdivision have been correctly set with proper monuments. An affidavit has been prepared regarding the setting of said monuments and is recorded in B.O.R. 345, Page 0541 of the Polk County Deed Records.

John H. Amick 7-1-98  
Polk County Surveyor

## COUNTY APPROVALS:

John H. Amick  
Chairperson  
Board of County Commissioners

1/30/97  
Date

Dennis Day  
County Assessor

1-30-97  
Date

John H. Amick  
Polk County Surveyor

1-27-97  
Date

## CITY APPROVALS:

Miss P. S. D.  
City of Independence Planner

01.07.97  
Date

All City liens on this property have been paid.

Ann Buck  
City Recorder

01-02-97  
Date

An Agreement has been executed as provided in Sections 90.60.100 and 90.60.105 of the City of Independence Subdivision Ordinance to assure completion of required improvements.

Mark D. D.  
Public Works Superintendent

01.07.97  
Date

THE WITHIN PLAT IS HEREBY APPROVED AND DEDICATION ACCEPTED:

Tommy Pichard  
Chairman Planning Commission  
City of Independence  
Planning File No. SD 1-94

1-7-97  
Date

Taxes and assessments on the above described property have been paid in full to

July 1, 1997  
Carolyn Wall  
by Susan Davis 1-30-97  
Polk County Tax Collector

## Note:

1.) See B.O.R. 292, Pages 1290 - 1293 for conditions, covenants, and restrictions for Ash Brook Addition - Phase VI.

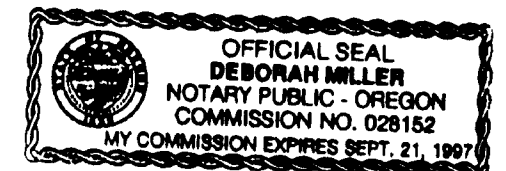
## DECLARATION:

Know all men by these present that I, Douglas S. Wetter, being the owner of the land described in the Surveyor's Certificate hereon and desiring to dispose of the same in lots have caused the same to be surveyed and platted the name to be known as ASH BROOK ADDITION - PHASE VI. There are no water rights appurtenant to this property.

I hereby dedicate to the public use forever the streets, and easements and Tracts "A", "B" and "C" shown hereon. I also hereby certify that all taxes and assessments levied against said land have been paid in full.

In witness whereof I set my hand and seal this 19 day of July 1996.

Douglas S. Wetter

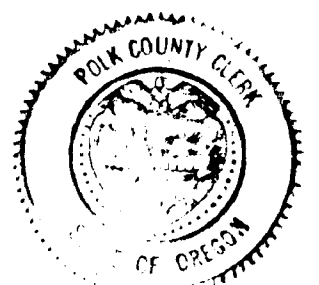


STATE OF OREGON

COUNTY OF Washington S.S.

On this 19th day of July, 1996 personally appeared before me, a Notary Public for Oregon the above named person who acknowledged the forgoing instrument to be his voluntarily act and deed.

Deborah Miller  
Notary Public for Oregon  
My commission expires 9/21/97



STATE OF OREGON

COUNTY OF POLK S.S. # 424959

I, Linda Dawson, County Clerk and Recorder, do hereby certify that the within plat was received and duly recorded by me in the Polk County Book of Town Plats, Volume 011, Page 0002, on this 30th day of JANUARY, 1997 at 1:50 o'clock P m.

Linda Dawson  
Clerk/Recorder

By Ann M. Capen  
Deputy

A subdivision plat consent affidavit by First Security Bank of Oregon, beneficiary under deed of trust recorded in Book 316, Page 1705, Book of Records for Polk County, Oregon has been executed and recorded in Book 320, Page 0793 Book of Records for Polk County, Oregon.